

\$779,900 - 74 North Bridges Road Sw, Langdon

MLS® #A2107884

\$779,900

3 Bedroom, 3.00 Bathroom, 2,384 sqft
Residential on 0.18 Acres

Bridges of Langdon, Langdon, Alberta

Welcome to the charming community of Langdon, where small-town living meets modern comfort & convenience. Nestled w/ the upcoming Bridges development, this exquisite 3-bedroom home built by Kelly Kustom Homes is a testament to luxury & sophistication. As you approach, the distinctive architectural design of this home immediately catches the eye, w/ its hardyboard exterior, exterior stone accents, & wood finishes adding to its curb appeal. Step through the grand foyer adorned w/ a vaulted ceiling & ascend the stairs to the upper level, where refined living awaits. The main floor boasts 9-foot ceilings, creating an open & spacious atmosphere throughout. A spacious living room offers the perfect setting for family gatherings around the cozy fireplace. Adjacent is a gourmet kitchen featuring stainless steel appliances, stunning cabinetry, a flush island, walk-in pantry & a convenient mudroom leading to the triple car garage. Completing the main floor is a versatile office/bedroom and a 2-piece bathroom, adding to the home's functionality. Upstairs, the primary suite offers a serene retreat w/ ample space for your furnishings, complemented by an ensuite bathroom featuring modern fixtures & a spacious walk-in shower. Two additional bedrooms provide plenty of space for family members or guests. With 9-foot ceilings in the basement as well, there's ample potential to customize this space to suit your needs. Additionally, the home features R50 attic



insulation, ensuring energy efficiency & comfort year-round. Outside, the future development of the Bridges promises walking & bike trails wi/ water features, while nearby amenities include brand new baseball diamonds and Langdon's prestigious 18-hole golf course, "The Track." Escape the hustle & bustle of city life to embrace the tranquility of Langdon. Come experience the epitome of luxury living in this Kelly Kustom Home, a quality builder that ensures every detail has been meticulously crafted to offer the utmost comfort & style. Don't miss out on the opportunity to make this your dream home!

Built in 2023

Essential Information

MLS® #	A2107884
Price	\$779,900
Sold Price	\$765,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,384
Acres	0.18
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	74 North Bridges Road Sw
Subdivision	Bridges of Langdon
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X0

Amenities

Parking Spaces	6
Parking	Triple Garage Attached

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer
Heating	High Efficiency, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line
Lot Description	Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	February 16th, 2024
Date Sold	March 26th, 2024
Days on Market	39
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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